



**INDUSTRIAL**  
**FOR SALE \$2,400,000 / FOR LEASE \$7.00/SF NNN**

5195 Front Range Parkway *Denver (Watkins), Colorado*



**GROUP 2 COMMERCIAL HANGAR**  
**BUILT TO ACCOMMODATE G-5 AIRPLANE**

Only hangar at Front Range Airport with sprinklers. Approved for non-aviation use. Parking lot with ample parking. Land lease with FRA for 50 years with two 10-year options. Just 15 minutes from DIA with shuttle service and 35 minutes from Downtown Denver. *Please see reverse for aerial.*

**FEATURES**

Gross Bldg. SF:	33,772	Construction:	Steel
Available SF:	28,800	Hangar Dimensions:	160' x 180'
City:	Watkins	Loading:	1 Roller door (116' x 25') 1 drive-in door
County:	Adams	Flooring:	7.5' Concrete floor
Land Size:	76,677	Heating:	Radiant heat
Zoning:	AV	Power:	600 Amps / 3 phase
Clear Height:	28'		
Taxes:	\$16,128 (2006)		



FOR MORE INFORMATION, CONTACT:

**KITTIE HOOK**  
 303.312.4265  
 khook@fullercompany.com

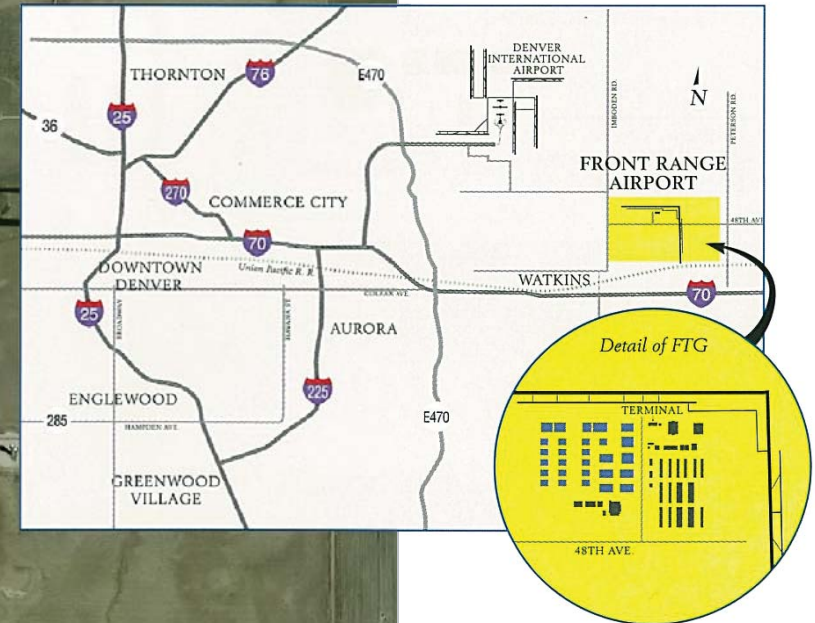
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Listing #20420

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